



MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, NOVEMBER 21, 2013 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, November 21, 2013, in the Commission Chambers at City Hall. Chairman James Argento called the meeting to order at 4:30 p.m. The following Commission members were present:

James Argento
Clell Coleman
Charles Townsend
Ted Bowersox

City staff that was present included Bill Wiley, Community Development Director, Dan Miller, Senior Planner, and Dianne Pacewicz, Administrative Assistant II. City Attorney Fred Morrison was also present.

The meeting opened with an invocation given by Commissioner James Argento and the Pledge of Allegiance to the Flag.

Bill Wiley, Community Development Director, informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience of the City Commission meeting dates tentatively scheduled.

Dianne Pacewicz swore in staff as well as anyone wishing to speak.

MINUTES OF PLANNING & ZONING COMMISSION MEETING FOR OCTOBER 17, 2013.

Commissioner Ted Bowersox moved to APPROVE the minutes from the OCTOBER 17, 2013 meeting. Commissioner Clell Coleman SECONDED the motion, which was PASSED by a vote of 4 to 0.

NEW BUSINESS

1. PUBLIC HEARING CASE # RZ-13-138 – HIDDEN HARBOR MOBILE HOME PARK – PLANNED DEVELOPMENTS REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING AN EXISTING PUD (PLANNED UNIT DEVELOPMENT) FOR HIDDEN HARBOR MOBILE HOME PARK TO ADD EIGHT (8) ADDITIONAL BOAT SLIPS FOR A TOTAL OF EIGHTEEN (18) ON APPROXIMATELY 17 ACRES FOR A PROPERTY LOCATED EAST OF U.S. 27, WEST OF LAKE HARRIS AND SOUTH OF MAGNOLIA AVENUE, LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES - 1st READING ON DECEMBER 9TH, 2013 AND A 2ND READING ON JANUARY 13TH, 2014)**

Bill Wiley entered the exhibits into record. Dan Miller presented the exhibits. The exhibit items included the staff summary, departmental review summary, staff recommendations, general location/aerial map, land use

and zoning maps, wetlands and flood zone map, site photos, and conceptual site plan.

There were no substantive comments received from the departments. There was one public response received for approval and no responses received for disapproval.

Bill Wiley gave a brief background of this project. The applicant had come before Planning Commission in 2012, changing from a townhome project to an age-restricted mobile home development property.

The Planning & Zoning staff recommended the approval of the request for the following reasons:

1. The proposed amendment to the zoning district of PUD (Planned Unit Development) is compatible with adjacent properties. As conditioned, the request does not appear to create a detriment to the surrounding properties with the increase from the approved ten to eighteen boat slips.
2. The proposed amendment to the zoning district of PUD (Planned Unit Development) is compatible with the existing City future land use designation of City Residential High Density and Conservation.
3. The rezoning of the subject property is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to approve the recommendation to amend the Hidden Harbor Mobile Home Park PUD (Planned Unit Development) zoning and forward to the City Commission for consideration.

Bill Wiley highlighted the following in the PUD conditions to expedite.

B. Recreational Development

- 2) Community docks shall be limited to one dock with ~~ten~~ **eighteen** slips and one board walk through the wetlands in accordance with Section C.

Commissioner Bowersox asked if this was an accurate concept of the boat slips. Dan Miller said that it was part of the original PUD. Mr. Wiley stated that the site plan is somewhat conceptual, but it shows the project and the boardwalk.

Commissioner Townsend asked if there are any docks at this time. Mr. Wiley answered that there are 8 slips at this time and that they will still have to go through state approval for the rest. The applicant said that they are going to replace the dock completely.

This was the end of the discussion and the voting then took place.

Commissioner Ted Bowersox made a motion to APPROVE case # RZ-13-138 – HIDDEN HARBOR MOBILE HOME PARK – PLANNED DEVELOPMENTS REZONING. Commissioner Charles Townsend SECONDED the motion which, PASSED by a unanimous voice vote of 4 to 0.

DISCUSSION ITEM

Next Planning Commission Meeting

Chairman James Argento made a motion to have the next Planning Commission Meeting be in January. This motion was PASSED by a unanimous voice vote of 4 to 0

ANNOUNCEMENTS

The next scheduled meeting date is January 16, 2014.

The meeting adjourned at 4:56 p.m.

James Argento, Chairperson

Clell Coleman, Vice Chairperson

Dianne Pacewicz, Administrative Assistant II